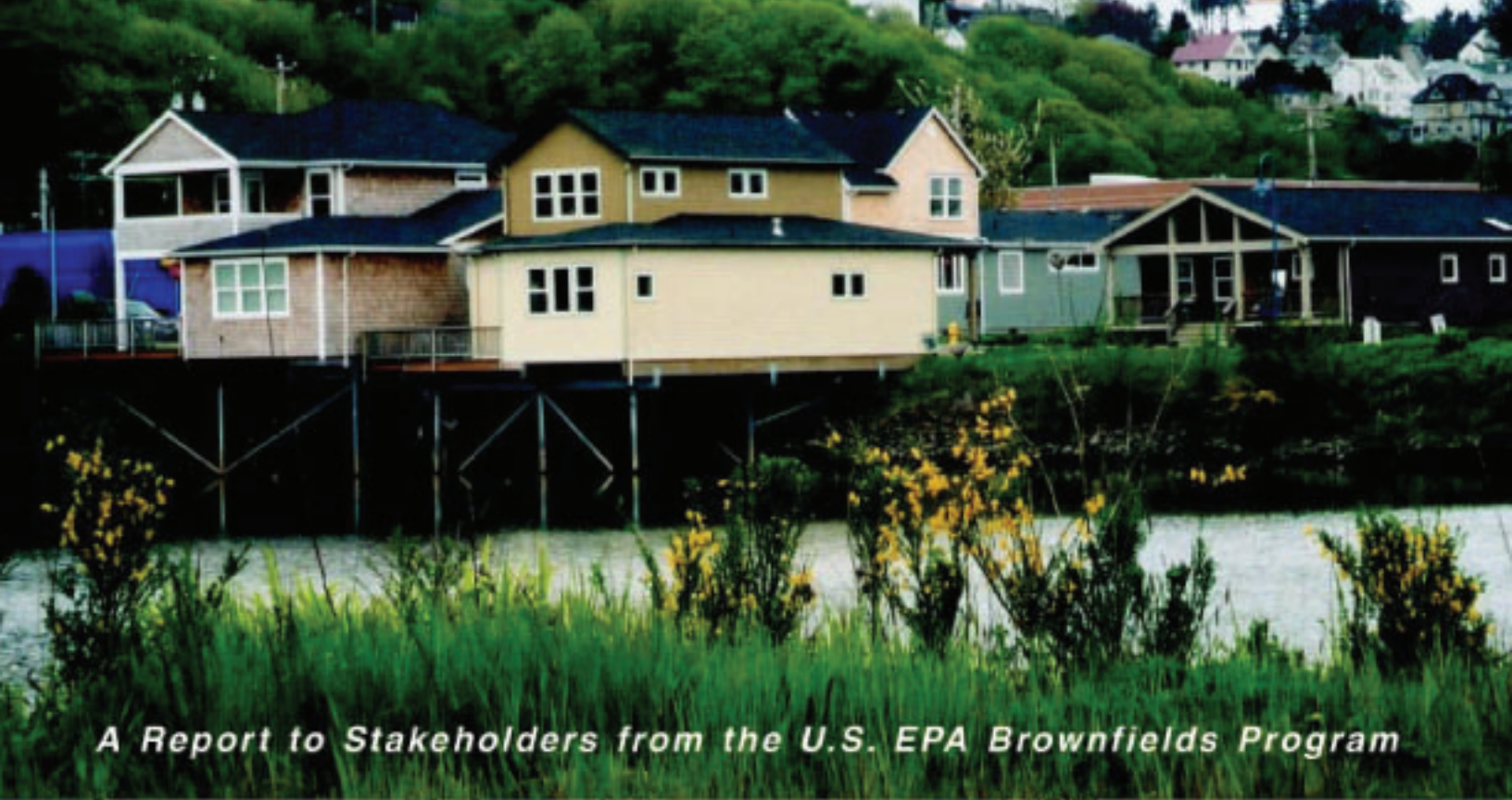


Reusing Land Restoring Hope



A Report to Stakeholders from the U.S. EPA Brownfields Program



Jordan Valley Park is a community designed multi-use park in the heart of Springfield, Missouri. The 250 acre Jordan Valley Industrial Corridor was once prime industrial land, which had been underused and abandoned for years. Today, the area is bustling with activity. In 2002 Springfield celebrated the grand opening

of the Civic Park and an Ice-Skating Arena. A ballpark, and an exposition center is currently under construction, and a multi-use arena is in the design phase. Funded by public and private sources, the Springfield residents have taken a new interest in community revitalization since the grand opening occurred in 2002.



The Jordan Valley Park water feature is a popular attraction.

This report is dedicated to Bill Librizzi, of the New Jersey Institute of Technology, former director of Region 2's Waste Management Division, in memory and appreciation of his vision, leadership, and support to the brownfields effort.

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Aerial view of the Jordan Valley Ice Park—a two-sheet ice-skating arena—and the western entrance to the Jordan Valley Civic Park.



The Springfield, Missouri, Assessment Pilot worked closely with the community to determine its need for recreational facilities.



Springfield, Missouri, residents enjoy an evening concert in the park to celebrate the Grand Opening.



Overview

This report chronicles the milestones and accomplishments of the U.S. Environmental Protection Agency's (EPA) Brownfields Program, which began in 1995 as an ambitious initiative to change the way people think about contaminated properties. For decades, uncertainty about the presence of contamination, fear of potential cleanup liability, and finite cleanup resources, resulted in thousands of potentially contaminated properties blighting the American landscape. EPA's Brownfields Program has been working to address this national environmental issue.

The Brownfields Program has grown from its modest beginnings into an award-winning national movement that has revolutionized the way people perceive, address, and manage property. Over several years, EPA has provided technical and financial assistance for brownfields revitalization through an approach based on four main goals: protecting the environment, promoting partnerships, strengthening the marketplace, and sustaining reuse. This approach created a dynamic, flexible program that evolved in response to the needs of state, tribal, and local governments and other stakeholders. Since 1995, the investment in EPA's Brownfields Program—less than \$700 million—had leveraged \$5 billion in cleanup and redevelopment funding from the public and private sectors and created more than 24,000 jobs, often in economically disadvantaged areas that needed them most. Brownfields Pilots assessed more than 4,300 brownfields properties, approximately one third of which were found to have no significant contamination, or levels so low they required no cleanup prior to the property's reuse.



The Jackson County, Michigan Assessment Pilot facilitated the restoration of the historic U.S. Post Office, which now serves as the entrance of the Consumers Energy headquarters building.



The cornerstone of EPA's Brownfields Program was its investment in Brownfields Pilots. Three types of pilots provided "seed" money to jump-start state and local efforts to assess, clean up, and leverage redevelopment of brownfields. Brownfields Assessment Demonstration Pilots funded environmental assessment of brownfields as well as local inventories, planning, and community outreach regarding their cleanup and redevelopment. Brownfields Cleanup Revolving Loan Fund Pilots provided state, tribal, and local governments with capital to make low or no interest loans to finance brownfields cleanups. Brownfields Job Training and Development Demonstration Pilots benefitted communities affected by brownfields contamination by training local residents for jobs related to brownfields cleanups. These pilots helped ensure that the economic benefits derived from assessment and cleanup activities stayed in the communities that had suffered from the adverse effects of brownfields.

Activities undertaken as a result of the Brownfields Pilots provided a crucial step in achieving brownfields cleanup and redevelopment. Communities were able to reduce uncertainty about environmental contamination that had kept individual properties idle for years. In cities and towns across the country, brownfields were converted into new homes, health care facilities,



An artist's rendering of the completed Tremont property in Boston, Massachusetts.



new parks, museums, and cultural centers. The catalyst of Brownfields Program “seed” money helped return brownfields to productive uses, creating new jobs, generating additional tax revenue, and stimulating investment in community revitalization.

In 2002, Congress enacted the Small Business Liability Relief and Brownfields Revitalization Act, providing the Brownfields Program with a congressional mandate, increased funding, and meaningful opportunities to advance brownfields reuse nationwide. The law supports the existing approach of EPA’s Brownfields Program, offers additional opportunities for financial assistance to communities, strengthens liability protections for contiguous property owners and prospective purchasers of brownfields properties, and expands assistance to states and tribes for their brownfields response programs. Additionally, the new Brownfields Law included an expanded definition of brownfields: “Brownfields are defined as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, or contaminants.” EPA moved forward immediately to implement the new Brownfields Law. In 2003, EPA announced more than \$73 million in grants: 117 Assessment Grants, 28 Revolving Loan Fund Grants, 10 Job Training Grants, and 69 Cleanup Grants.



Accomplishments to date:

- **554 Assessment Pilots/Grants—4,310 properties assessed**
- **171 Revolving Loan Fund Pilots/Grants—40 loans totaling \$17.2 million**
- **67 Job Training Pilots—1,740 people trained—two out of three employed**
- **69 Cleanup Grants**





Since 1995, EPA's investment—nearly \$700 million—in the Brownfields Program has leveraged \$5.09 billion in brownfields cleanup and redevelopment funding from the private and public sectors, and helped to create more than 24,920 new jobs for citizens in brownfields communities.

This report, the first in a series that will be updated as the Brownfields Program changes and grows, illustrates the collaborative and innovative spirit of people across the country who have transformed perceptions about brownfields cleanup and redevelopment. The report provides baseline information, organized into the following chapters:

- *Catalyzing Change* describes the brownfields dilemma and how EPA's program stimulated significant changes in the national mindset about brownfields redevelopment.
- *Revitalizing Communities* illustrates the impact of the Brownfields Program in improving the environment, enhancing the lives of thousands of citizens, and generating economic benefits. Each EPA Region portrays its unique approach to implementing the Brownfields Program in a special Regional section at the end of *Revitalizing Communities*.
- *Moving Forward* focuses on how EPA's Brownfields Program is forging ahead and breaking new ground under the new Brownfields Law, and considers what the future holds for this unique and dynamic program.



Construction activities on the Tremont property were facilitated by a cleanup loan from the Boston, Massachusetts, BCRLF Pilot.

